

On instructions of Messrs DJ & IR Powell

597.94 ACRES

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TUESDAY 30TH JUNE 2020
27TH ANNUAL AUCTION SALE OF STANDING STRAW

VIZ
307.69 ACRES WINTER WHEAT
290.25 ACRES SPRING BARLEY

Situated at
YAZOR COURT,
AND YARSOP FARM, YAZOR,
MANSEL COURT FARM, MANSEL LACY
& PARSONAGE FARM
HEREFORDSHIRE

Meet at Yazor Court Farm Buildings at 6.30 pm

On account of CV-19 HMG regulations the crops may be viewed accompanied AT ANY REASONABLE TIME with these particulars on Monday 29th and Tuesday 30th June prior to the sale.

All Purchasers who intend attending the auction which will be conducted at Yazor Court farmyard must pre-register prior to the sale with their name, address and contact telephone number.

For reasons of your own personal safety and that of your family, relations, friends and the general public if you are exhibiting any of the symptoms of CV19 eg headache, loss of taste, sense of smell, sore throat, cough or running a temperature we regret it will not be possible to admit you to the Farm or the auction.

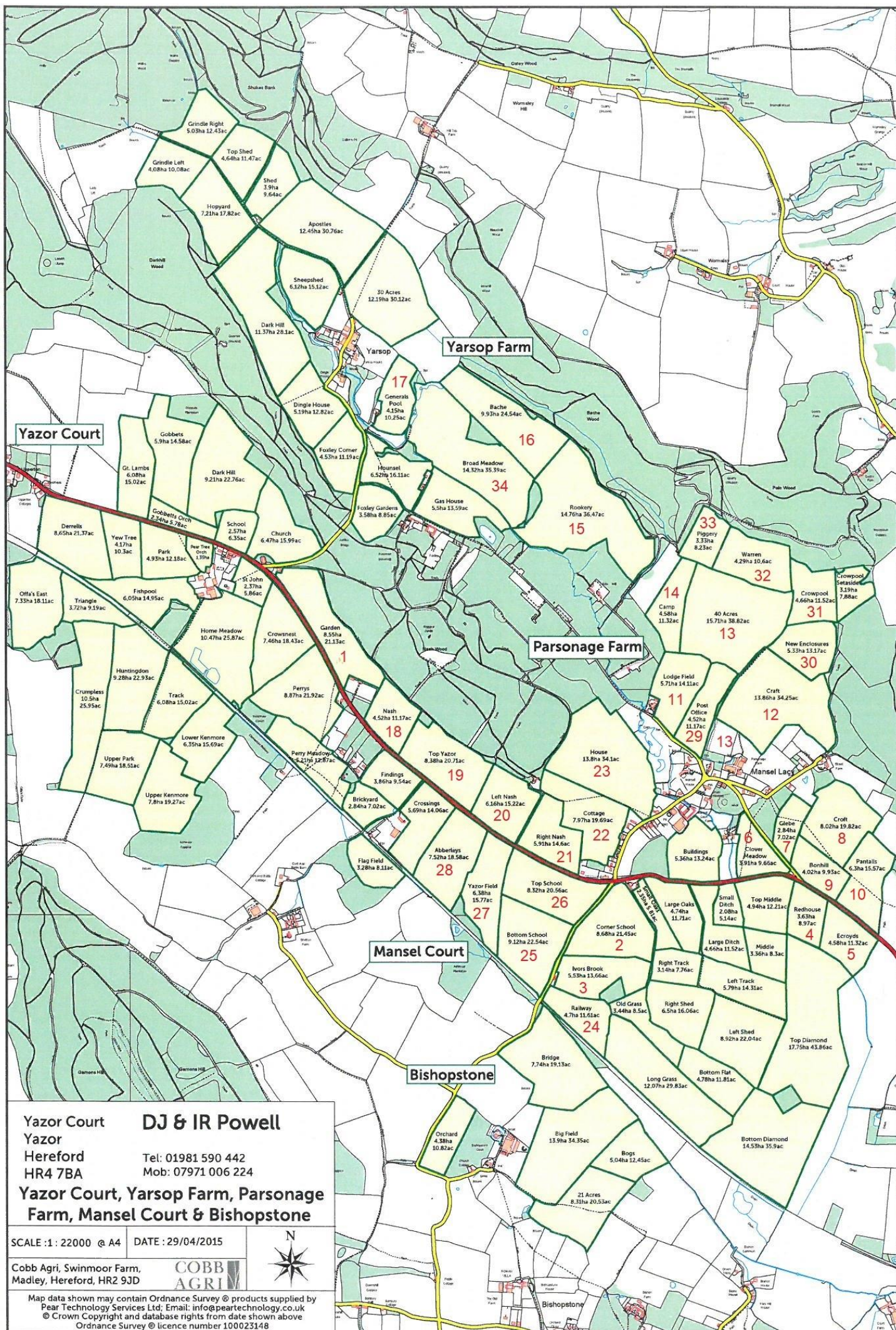
You may of course send a proxy or utilise the commission bid form at the rear of the auction particulars. Please ensure, if you are using that facility, that you correctly state your exact requirements and that they are delivered to the auctioneer or the Firm of Sunderlands, Hereford Office well in advance and before 4.00 pm on the day of sale or hand it to the auctioneer / clerk in the Farmyard by 6.30 pm on Tuesday 30th June. It is your responsibility, if you choose to do that, to ensure that your bid is received. The auctioneers accept no liability for any mislaid or late instructions for any sale.

We ask for your understanding at this difficult time for the Nation.

Land at	Lot	Description	Field name	Acres (actual crop)
Yazor Court	1	Winter Wheat	Garden	21.13
Mansel Court	2	Winter Wheat	Corner School	21.45
Mansel Court	3	Winter Wheat	Ivors Brook	13.79
Mansel Court	4	Winter Wheat	Redhouse	8.77
Mansel Court	5	Winter Wheat	Ecroyds	11.22
Parsonage Farm	6	Winter Wheat	Clover Meadow	9.66
Parsonage Farm	7	Winter Wheat	Glebe	7.02
Parsonage Farm	8	Winter Wheat	Croft	19.82
Parsonage Farm	9	Winter Wheat	Bonhill	9.93
Parsonage Farm	10	Winter Wheat	Pantalls	15.84
Parsonage Farm	11	Winter Wheat	Lodge Farm	14.18
Parsonage Farm	12	Winter Wheat	Craft	35.21
Parsonage Farm	13	Winter Wheat	40 Acres	38.82
Parsonage Farm	14	Winter Wheat	Camp	11.32
Yarsop Farm	15	Winter Wheat	Rookery	34.84
Yarsop Farm	16	Winter Wheat	Bache	24.46
Yarsop Farm	17	Winter Wheat	Generals Pool	10.23
Yazor Court	18	Spring Barley	Nash	11.17
Mansel Court	19	Spring Barley	Top Yazor	20.71
Mansel Court	20	Spring Barley	Left Nash	15.22
Mansel Court	21	Spring Barley	Right Nash	14.60
Mansel Court	22	Spring Barley	Cottage	18.93
Mansel Court	23	Spring Barley	House	33.43
Mansel Court	24	Spring Barley	Railway	11.61
Mansel Court	25	Spring Barley	Bottom School	21.74
Mansel Court	26	Spring Barley	Top School	20.56
Mansel Court	27	Spring Barley	Yazor Field	15.47
Yazor Court	28	Spring Barley	Abberleys	18.09
Parsonage Farm	29	Spring Barley	Post Office	11.39
Parsonage Farm	30	Spring Barley	New Enclosure	13.17
Parsonage Farm	31	Spring Barley	Crowpool	10.95
Parsonage Farm	32	Spring Barley	Warren	11.74
Parsonage Farm	33	Spring Barley	Piggery	8.33
Yarsop Farm	34	Spring Barley	Broad Meadow	33.14
				<u>597.94</u>

Totals

	Winter Wheat	Spring Barley
Yazor Court	21.13	29.26
Yarsop Farm	69.53	33.14
Parsonage Farm	161.80	55.58
Mansel Court	55.23	160.66
	<u>307.69</u>	<u>290.25</u>



Conditions of Sale

- 1 All straw to be sold as seen and inspected. We shall NOT be going around any Lots by tractor and trailer and all Lots will be sold in the farmyard respecting the regulations and the required social distancing.
- 2 All Purchasers must pre-register prior to the sale with their name, address and contact telephone number. This can be done either by email to d.thompson@sunderlands.co.uk or telephone David Thompson on 07836 595950.
- 3 Straw thickener has been applied to the straw.
- 4 **Bidding / Commission Bids** - the highest bidder to be the Purchaser and no bidding shall be retracted after the hammer has fallen. The Auctioneer reserves the right to refuse any bidding and in the event of any dispute the Lot may be sold again at the Auctioneer's discretion. In the event any Purchaser does not wish to attend the sale for any reason the Auctioneers are prepared to accept pre-sale auction commission bids. A pro-forma is attached to these Particulars. if you wish to take advantage of such an arrangement your clear instructions should be set out on the Commission Bid Form. It must be received by the Auctioneer, David A Thompson, no later than 4.00pm on the day of the sale either by email to d.thompson@sunderlands.co.uk or telephone 07836 595950 or delivered by hand or post to the Auctioneers offices at Offa Street, St Peters Square, Hereford, HR1 2PQ by no later than 4.00pm on the day of sale or hand it to the auctioneer / clerk in the Farmyard by 6.30 pm on Tuesday 30th June. It is the Purchaser's responsibility to ensure those instructions are delivered. We can accept no liability for any late or delayed requests or instructions. The Auctioneer will endeavour to bid for the Lot(s) selected up to a maximum of the price stated for each individual Lot or Lots.
- 5 **Reserves** - All Lots are put up for sale subject to any reserve price imposed by the Vendor.
- 6 **Order of Sale** - The right is reserved to make any alterations or withdrawals if so requested by the Vendor.
- 7 **Liability of the Purchaser** - Each Lot is offered as seen and any intending Purchaser must satisfy themselves as to each Lot. In the event of loss or destruction by fire prior to the completion of combining of each Lot, the Purchaser shall be entitled to a refund of the appropriate proportion of the purchase price, but on completion of the combining the straw is the responsibility of the Purchaser who shall indemnify the Vendor for any damage caused to the property in the course of the removal of any Lot.
- 8 **Combining** - The straw, as far as is reasonably practical in the circumstances of each Lot, will be cut to a height of not more than 6" from ground level.
- 9 **Removal** - Purchaser is to be allowed 14 days to bale and haul the straw after the completion of combining. Purchaser will be responsible for loading.
- 10 **Storage** - There is no storage space available on the farms.
- 11 **Payment** - All Lots are sold for cash and are due for immediate settlement on date of invoice.
- 12 **Viewing** - The Lots may be viewed at any reasonable time without prior appointment.
- 13 **Black grass** - The Purchasers or their Contractors may only enter the farm with clean balers and equipment, at the specific request of the Vendor, to avoid spreading black grass or other noxious weeds. All machinery may be pressure washed off prior to arrival by arrangement at Yazor Court Farm. Please advise Messrs DJ and IR Powell if you wish to take advantage of that offer.
- 14 The sale is subject to any restrictions or obligations that may be in force by HM Government in respect of the Coronavirus 19 pandemic.

Attending the Auction

With regard to Condition 2 above, for social distancing reasons, please indicate if you intend to attend this auction by completing and returning the top portion of the Attendance / Commission Bid Form overleaf by 4.00pm on the day of the sale or hand to the auctioneer / clerk at the farm yard by 6.30 pm Tuesday 30th June.

Placing a Commission Bid

If you wish to make a bid, but are unable or do not wish to attend the auction, please complete the bottom portion of the Attendance / Commission Bid Form overleaf and return it by 4.00 pm on the day of the sale.

In both cases please return the completed Form to Sunderlands, Offa House, St Peters Square, Hereford, HR1 2PQ or by email to d.thompson@sunderlands.co.uk or telephone David Thompson on 07836 595950 or hand it to the auctioneer / clerk in the Farmyard by 6.30 pm on Tuesday 30th June.

For further details contact the Auctioneers.

David A Thompson FRICS FAAV
Telephone: 01432 356161 / Mobile: 07836 595950
d.thompson@sunderlands.co.uk



ATTENDANCE / COMMISSION BID FORM

**To be delivered to the auctioneer or the Firm of Sunderlands, Hereford Office
well in advance and before 4.00 pm on the day of sale
or hand it to the auctioneer / clerk in the Farmyard by 6.30 pm on Tuesday 30th June**

Tuesday 30th June 2020
27th Annual Auction Sale of Standing Straw
Yazor Court, Yarsop Farm, Mansel Court Farm & Parsonage Farm

I / We

Address:

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Post code:

Telephone: Mobile:

Email:

I / We intend to attend the auction on Tuesday 30th June 2020 at 6.30pm at Yazor Court Farm Buildings.

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I / We will not be attending the auction on Tuesday 30th June 2020 at 6.30pm at Yazor Court Farm Buildings but having viewed the standing straw wish to place instructions for a commission bid / bids in respect of the following Lots:

Lot no.	Maximum bid of £ (Expressed as a lump sum for each Lot <u>not</u> at £ per acre)
<i>Example Lot 1 Garden 21.13 acres</i>	<i>Bid to £1,700.00</i>
	Bid to £
	Bid to £
	Bid to £
	Bid to £
	Bid to £
	Total Bid(s): £

My Bank account details are:

Bank name: Account Number: Sort Code:

If successful I undertake to pay for the total sum of my purchase / purchases by BACS transfer to Sunderlands Clients Account:

Royal Bank of Scotland Account no: 10186266; Sort Code: 16-21-20

or by cheque made payable to Sunderlands 1862 LLP.

The Auctioneers will notify you following the sale whether your bid(s) have been successful against competing bids on the day of sale.